

# For Sale: Prime Retail Investment

6594 E 2nd St. A & 6616 E 2nd St. C, Prescott Valley, AZ 86314



## PROPERTY DESCRIPTION:

Presenting 6594 E 2nd St. A and 6616 E 2nd St. C, an outstanding commercial investment opportunity in the heart of Prescott Valley. Positioned just off a major thoroughfare, these properties offer exceptional visibility, high traffic counts, and convenient access for both customers and employees. This property is 100% occupied with each unit providing flexible commercial space suitable for a variety of business uses, from office and service-based operations to retail or specialty trades. With strong long-term rental appeal and steady demand in this growing market, these well-located buildings present a reliable income producing asset. Ideal for investors seeking stability, exposure, and future appreciation in one of Arizona's most active commercial corridors.

<b>PURCHASE PRICE:</b>	\$5,050,000
<b>STARTING CAP RATE:</b>	7%
<b>CURRENT NOI:</b>	\$353,357
<b>PARCELS:</b>	103-08-042E & 103-08-042G
<b>LOT SIZE:</b>	2.36 Acres (1.1 Acres & 1.26 Acres)
<b>BUILDING SIZE:</b>	21,799 SF (7,479 SF & 14,320 SF)
<b>YEAR BUILT:</b>	2002 & 2004



PROPERTY RESOURCES GROUP

4609 33rd Ave S. Suite 400,  
Fargo, ND 58104

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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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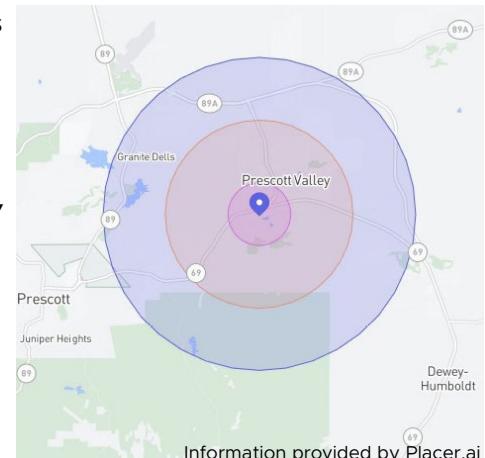
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## ABOUT THE AREA



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	3,969	34,491	52,665
2023 Total Households	1,535	14,417	21,763
2023 Median Household Income	\$64,154	\$66,578	\$69,677



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